



WILLIAM T FUJIOKA  
Chief Executive Officer

County of Los Angeles  
**CHIEF EXECUTIVE OFFICE**

Kenneth Hahn Hall of Administration  
500 West Temple Street, Room 713, Los Angeles, California 90012  
(213) 974-1101  
<http://ceo.lacounty.gov>

*"To Enrich Lives Through Effective And Caring Service"*

Board of Supervisors  
GLORIA MOLINA  
First District

MARK RIDLEY-THOMAS  
Second District

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Third District

DON KNABE  
Fourth District

MICHAEL D. ANTONOVICH  
Fifth District

January 28, 2014

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

**APPROVE DEFERRED MAINTENANCE PROJECTS,  
ESTABLISH VARIOUS REFURBISHMENTS AND CAPITAL PROJECTS,  
AUTHORIZE A FUNDING AGREEMENT AND  
APPROVE APPROPRIATION ADJUSTMENT  
ALL DISTRICTS  
(4 VOTES)**

**SUBJECT**

Approval of the recommended actions will authorize the Chief Executive Office to implement repair, replacement, and improvement projects at County-owned and leased facilities; to execute a Funding Agreement with the Ford Theatre Foundation; and will authorize appropriation adjustments to fund the projects.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Find that the Deferred Maintenance Projects located at El Monte Comprehensive Health Care Center, Fort Moore Pioneer Monument, Belvedere Community Regional Park, Fire Station 58, A.C. Bilbrew Library, Hall of Records, Los Padrinos Juvenile Hall and Central Juvenile Hall are categorically exempt from the California Environmental Quality Act because the projects provide for the repair and maintenance and/or replacement of existing facilities for the reasons stated in this letter and in the record of the projects.
2. Approve the Deferred Maintenance Projects with an estimated cost of \$26,587,000, to be funded with net County cost from the Provisional Financing Uses Budget.
3. Approve the establishment of appropriations in the aggregate amount of \$36,157,000 for the LAC +USC Master Plan Programming, Alcazar Yard Replacement, Augustus Hawkins Replacement, Fire

Station 58 General Improvements, Willowbrook/MLK Library Relocation, Willowbrook Childcare Center Development, Probation (Crenshaw/Exposition) Replacement Project, Public Social Services (Crenshaw/Fairview Heights) Consolidation/Replacement Project, Martin Luther King Hospital Parking Structure Development, Rancho Los Amigos Harriman Building Renovation and Wellness Aquatic Center, South Whittier Library Replacement, Los Nietos Library Refurbishment, Santa Clarita Sheriff Station Annex, and the Santa Clarita Sheriff Station Replacement Capital Projects.

4. Approve and authorize the Chief Executive Officer to execute a Funding Agreement in the amount of \$10,000,000 with the Ford Theatre Foundation for repair, maintenance and other improvement projects at the John Anson Ford Theater, and authorize the Ford Theatre Foundation to manage and deliver the repair, maintenance, and refurbishment projects.

5. Approve the appropriation adjustment to transfer \$74,464,000 in net County cost from the Provisional Financing Uses Budget: \$25,619,000 to the Extraordinary Maintenance Budget and \$1,868,000 to the Department of Parks and Recreation's Operating Budget for Deferred Maintenance Projects, \$36,157,000 to the Capital Projects/Refurbishments Budget for Capital Project appropriations and \$10,820,000 to the Project and Facility Development Budget for project feasibility and development studies and a Funding Agreement with the Ford Theatre Foundation to fund repair, maintenance, and refurbishment projects at the John Anson Ford Theatre.

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Approval of the recommended actions will find the eight deferred maintenance projects exempt from the provisions of the California Environmental Quality Act (CEQA) and approve and authorize the Chief Executive Office (CEO) to implement high priority deferred maintenance projects; Capital Project appropriations; and authorize the execution of a Funding Agreement with the Ford Theatre Foundation.

#### **Definitions of Deferred Maintenance, Refurbishment, and Capital Projects**

In accordance with the Auditor–Controller Policy Guidelines, Deferred Maintenance Projects are defined as repairs or maintenance that are required to address failures in building systems or a deterioration in a structure's physical integrity that cannot be mitigated by departments through regular routine maintenance activities. Deferred Maintenance Projects are characterized by the replacement of building systems and/or structural components that have failed or reached the end of their useful life. They generally do not entail an improvement, enhancement, or expansion of the building's footprint or aesthetic quality.

Refurbishment Projects are defined as a renovation of existing space that total projects are in excess of \$100,000; and enhances aesthetic quality, operational capacity or efficiency, or stall productivity. Examples can include the acquisition and installation of modular furniture, telecommunication and data transmission systems, and upgrades to plumbing, electrical, heating, ventilation and air-conditioning, or other building systems. Such costs are to be budgeted in the Capital Projects/Refurbishments Budget.

Capital Projects are defined as the acquisition or construction of new structures or additions to buildings, which increase the square footage of the building with a cost exceeding \$100,000. Additions to the buildings, such as improved access to comply with Americans with Disabilities Act and additional loading docks, are properly classified as a Capital Project if its cost exceeds \$100,000 regardless of whether they increase square footage. The subject projects are listed in Attachment A.

#### Proposed Deferred Maintenance Projects

The proposed Deferred Maintenance Projects will address internal building and building system deficiencies identified by the Internal Services Department (ISD) and respective Departments and Board-approved consultants. The recommended projects were identified through observations made during routine maintenance activities and systematic building condition assessments of County-owned buildings. Attachment A reflects the complete list of the subject proposed high priority Deferred Maintenance Projects and respective cost estimates.

#### Proposed Capital Project Appropriations

The proposed Capital Projects appropriations reflect preliminary development costs associated with facility refurbishment, renovation, and replacement projects at County-owned facilities, including the Alcazar Yard Replacement, Augustus Hawkins Replacement, Fire Station 58 General Improvements, Willowbrook/MLK Library Relocation, Willowbrook Childcare Center Development, Probation (Crenshaw/Exposition) Replacement Project, Public Social Services (Crenshaw/Fairview Heights) Consolidation/Replacement Project, Martin Luther King Hospital Parking Structure Development, Athens Park Pool and Bathhouse Renovation, Rancho Los Amigos Harriman Building Renovation and Wellness Aquatic Center, South Whittier Library Replacement, Los Nietos Library Refurbishment, Santa Clarita Sheriff Station Annex, and the Santa Clarita Sheriff Station Replacement Capital Projects as reflected in Attachment A.

The CEO will return to the Board with recommendations to approve each of the proposed Capital projects upon determination of the project's scope of work, budget, and will include the appropriate recommended findings under CEQA. Attachment A reflects project descriptions and recommended appropriation amounts.

#### Project Feasibility and Development Studies and Funding Agreement

The proposed Funding Agreement will provide a supplemental grant in the amount of \$10,000,000 to the Ford Theatre Foundation (Foundation) for the John Anson Ford Theatre Off-season 2 Improvements Projects. The scope of work to be implemented by the Foundation includes the repair and/or replacement of performance equipment, fixtures and infrastructure, including heating, ventilation and air conditioning, utilities and fire protection systems. The Foundation will implement and manage the project under the authority delegated to it by the Right of Entry Permit executed on December 12, 2012.

Approval of the recommended actions will also provide \$820,000 in funding for the planning, programming, and feasibility studies for the consolidation, reuse, replacement, and development of certain County-owned sites detailed in Attachment A.

#### Green Building/Sustainable Design Program

The recommended Deferred Maintenance Projects will incorporate energy efficient lighting, cooling, and heating measures as well as other resource consumption reducing measures where feasible.

### **FISCAL IMPACT/FINANCING**

Approval of the attached appropriation adjustment will authorize the transfer of \$74,464,000 in net County cost from the Provisional Financing Uses Budget in the following amounts for appropriation to the following budgets: \$25,619,000 to the Extraordinary Maintenance Budget to fund proposed Deferred Maintenance Projects; \$36,157,000 to the Capital Projects/Refurbishments Budget to appropriate Capital Projects; \$1,868,000 to the Department of Parks and Recreation's Operating Budget; and \$10,820,000 to the Project and Facility Development Budget to fund project feasibility

and development studies and the proposed Funding Agreement for a \$10,000,000 grant to the Ford Foundation for repair, maintenance, and other improvement projects at the John Anson Ford Theater.

The Fiscal Year 2013-14 Provisional Financing Uses Budget includes sufficient appropriation to fund the attached appropriation adjustment.

#### Operating Budget Impact

Operational savings to departmental budgets are anticipated upon completion of the proposed repairs due to energy efficiencies and reduced maintenance requirements.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The recommendations herein to find the Deferred Maintenance Projects exempt from the CEQA, approve Deferred Maintenance Projects, and to appropriate Capital Projects are exempt from the Civic Art Policy to allocate of 1 percent of capital project design and construction costs to the Civic Art Fund.

Upon determination of the design and construction budgets for the proposed Capital Projects, the CEO, in cooperation with the Department of Public Works (Public Works) and/or ISD, will return to the Board to recommend approval of the each project and allocation of the appropriate Civic Art Fee.

### **ENVIRONMENTAL DOCUMENTATION**

#### Deferred Maintenance Projects

The proposed Deferred Maintenance Projects reflected in Attachment A, located at El Monte Comprehensive Health Center, Fort Moore Pioneer Monument, Belvedere Community Regional Park, Fire Station 58, A.C. Bilbrew Library, Hall of Records, Los Padrinos Juvenile Hall and Central Juvenile Hall are categorically exempt from the CEQA. The projects include maintenance, repair and replacement of structures at public facilities. As such, the projects are within certain categories of projects that have been determined not to have a significant effect on the environment as set forth in Sections 15301(a)(d) and (f) and 15302 (b) and (c) of the State CEQA Guidelines, and Classes 1(c)(d) and (i) and 2(a) and (e) of the County's Environmental Document Reporting Procedures and Guidelines. Further, any work that would impact a historical resource will be conducted pursuant to Section 15331 of the State CEQA Guidelines. The projects involve negligible or no expansion of use and the replacement facilities will have substantially the same purpose and capacity. Further, the projects are not located in a sensitive area, there are no unusual circumstances, the projects will not cause a substantial adverse change in the significance of historic resources and there are no other limiting factors that would make the exemption inapplicable based on the records of the projects.

Upon your Board's approval of the projects, Notices of Exemption will be filed with the County Clerk in accordance with Section 15062 of the State CEQA Guidelines.

#### Capital Project Appropriations

The proposed appropriations for the Capital Projects reflected in Attachment A do not constitute a project under CEQA, because the activities are excluded from the definition of a project by Section 15378(b) of the State CEQA Guidelines. The activities include administrative activities of government and the creation of government funding mechanisms or other government fiscal activities that do not involve any commitment to any specific project which may result in a potentially significant impact on the environment. The CEO, in cooperation with Public Works and/or the

Internal Services Department, will return to the Board with appropriate environmental recommendations prior to implementing any activities that would be considered a project under CEQA.

**Funding Agreement**

The repair, maintenance, and replacement projects to be executed under the subject Funding Agreement with the Ford Foundation are exempt from CEQA, because the projects are within a class of projects that have been determined not to have a significant effect on the environment in that it meets the criteria set forth in Section 15331 of the State CEQA Guidelines, because the projects involve the restoration and rehabilitation of the existing facility; and replacement of existing equipment involving negligible or no expansion of use. Since the Notice of Exemption was filed for the project on September 6, 2013, there have been no changes to the project.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

There is no negative impact anticipated on current County services during the performance of the recommended services.

**CONCLUSION**

Please return one adopted copy of this Board letter to the Chief Executive Office, Facilities and Asset Management Division; Internal Services Department; and the Department of Public Works

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'W. T. Fujioka', with a long horizontal line extending to the right.

WILLIAM T FUJIOKA  
Chief Executive Officer

WTF:SHK:DJT  
SW:RB:zu

Enclosures

c: Executive Office, Board of Supervisors  
County Counsel  
Internal Services  
Public Works

## FY 2013-14 Deferred Maintenance and Capital Improvement Allocations

Sup. Dist.	Facility	Project	Cost Estimate	Deferred Maintenance	Capital Projects	Operating Budgets	Project & Facility Development
SD1	El Monte CHC	Elevators	186,000.00	186,000.00	-	-	-
SD1	El Monte CHC	Domestic Water Distribution	21,000.00	21,000.00	-	-	-
SD1	El Monte CHC	Rain Water Drainage	21,000.00	21,000.00	-	-	-
SD1	El Monte CHC	Fire Sprinklers	300,000.00	300,000.00	-	-	-
SD1	El Monte CHC	Electrical Service	3,800,000.00	3,800,000.00	-	-	-
SD1	El Monte CHC	Interiors	2,783,000.00	2,783,000.00	-	-	-
SD1	LAC+USC	Master Plan Programming	300,000.00	-	300,000.00	-	-
SD1	Alcazar Yard	Alcazar Yard Replacement EIR	1,000,000.00	-	1,000,000.00	-	-
SD1	Fort Moore	Repair/Refurbishment	4,100,000.00	4,100,000.00	-	-	-
SD1	Belvedere CRP	Replace Gymnasium Roof	900,000.00	900,000.00	-	-	-
			\$ 13,411,000.00	\$ 12,111,000.00	\$ 1,300,000.00	\$ -	\$ -
SD2	MLK MACC	Reuse Study	420,000.00	-	-	-	420,000.00
SD2	Vermont Corridor	Consolidation Study	400,000.00	-	-	-	400,000.00
SD2	Augustus Hawkins	Replacement	1,000,000.00	-	1,000,000.00	-	-
SD2	Fire Station 58	Priority Deferred Maintenance	465,000.00	-	465,000.00	-	-
SD2	Willowbrook/MLK Library	Relocation Project	4,617,000.00	-	4,617,000.00	-	-
SD2	Willowbrook Child Care Center	Development	900,000.00	-	900,000.00	-	-
SD2	Earvin "Magic" Johnson Park	Development Feasibility Study	900,000.00	-	-	900,000.00	-
SD2	A.C. Bilbrew Library	Services-Plumbing, HVAC, Fire Prot., Electrical	1,509,000.00	1,509,000.00	-	-	-
SD2	A.C. Bilbrew Library	Interior :Doors, Fittings, Walls , Floors, Ceilings	500,000.00	500,000.00	-	-	-
SD2	MLK	Parking Structure Development	775,000.00	-	775,000.00	-	-
SD2	Probation (Crenshaw/Exposition)	Replacement Project	1,000,000.00	-	1,000,000.00	-	-
SD2	Public Social Sys (Crenshaw/Fairview Hts)	Consolidation/Replacement Project	100,000.00	-	100,000.00	-	-
SD2	Athens, Washington and Victoria Parks	Pool Deferred Maintenance	968,000.00	-	-	968,000.00	-
			\$ 13,554,000.00	\$ 2,009,000.00	\$ 8,857,000.00	\$ 1,868,000.00	\$ 820,000.00
SD3	John Anson Ford Theatre	Off-Season Improvements	10,000,000.00	-	-	-	10,000,000.00
			\$ 10,000,000.00	\$ -	\$ -	\$ -	\$ 10,000,000.00
SD4	Rancho Los Amigos Hospital	Renovation/Remodel of Harriman Bldg. Public Lobby and addition of a Wellness Aquatic Center	3,000,000.00	-	3,000,000.00	-	-
SD4	South Whittier Library	Library Replacement	5,000,000.00	-	5,000,000.00	-	-
SD4	Los Nietos Library	Los Nietos Library Refurbishment	5,000,000.00	-	5,000,000.00	-	-
			\$ 13,000,000.00	\$ -	\$ 13,000,000.00	\$ -	\$ -
SD5	Santa Clarita Sheriff Sta. Annex	Annex	8,000,000.00	-	8,000,000.00	-	-
SD5	Santa Clarita Sheriff Sta. Replacement	Replacement	5,000,000.00	-	5,000,000.00	-	-
			\$ 13,000,000.00	\$ -	\$ 13,000,000.00	\$ -	\$ -
CEO	Hall of Records	Elevator Refurbishment	5,000,000.00	5,000,000.00	-	-	-
CEO	Los Padrinos Juvenile Hall	General Refurbishments	1,000,000.00	1,000,000.00	-	-	-
CEO	Central Juvenile Hall	Hazmat Abatement	400,000.00	400,000.00	-	-	-
CEO	Central Juvenile Hall	Repair water damage and abate mold	2,899,000.00	2,899,000.00	-	-	-
CEO	Central Juvenile Hall	Water Supply and Sewer line Repairs	2,200,000.00	2,200,000.00	-	-	-
			\$ 11,499,000.00	\$ 11,499,000.00	\$ -	\$ -	\$ -
			\$ 74,464,000.00	\$ 25,619,000.00	\$ 36,157,000.00	\$ 1,868,000.00	\$ 10,820,000.00

PINK

BA FORM 03/13

BOARD OF  
SUPERVISORS  
OFFICIAL COPY

COUNTY OF LOS ANGELES

**REQUEST FOR APPROPRIATION ADJUSTMENT**

**DEPARTMENT OF CHIEF EXECUTIVE OFFICE**

DEPT'S.  
NO. 063

01/28/2014

**AUDITOR-CONTROLLER:**

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. PLEASE CONFIRM THE ACCOUNTING ENTRIES AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF EXECUTIVE OFFICER FOR HIS RECOMMENDATION OR ACTION.

**ADJUSTMENT REQUESTED AND REASONS THEREFOR**

**FY 2013-14**

**4 - VOTES**

**SOURCES**

BA DETAIL - SEE ATTACHED PAGE 1-2

**USES**

BA DETAIL - SEE ATTACHED PAGE 1-2

**SOURCES TOTAL: \$ 74,929,000**

**USES TOTAL: \$ 74,929,000**

**JUSTIFICATION**

The proposed budget adjustments are necessary to fund the implementation of high priority deferred maintenance and capital improvement projects, as well as various feasibility studies and funding agreement.

  
AUTHORIZED SIGNATURE Sabra White, Manager, CEO

BOARD OF SUPERVISOR'S APPROVAL (AS REQUESTED/REVISED)

REFERRED TO THE CHIEF  
EXECUTIVE OFFICER FOR --

☐ ACTION

☒ RECOMMENDATION

AUDITOR-CONTROLLER

BY Karen Shukuma

B.A. NO. 083

Jan 16 20 14

☒ APPROVED AS REQUESTED

☐ APPROVED AS REVISED

CHIEF EXECUTIVE OFFICER

BY Ry Jones

Jan 16, 20 14

COUNTY OF LOS ANGELES  
 APPROVE DEFERRED MAINTENANCE PROJECTS,  
 ESTABLISH VARIOUS REFURBISHMENTS AND CAPITAL PROJECTS,  
 AUTHORIZE A FUNDING AGREEMENT AND  
 APPROVE APPROPRIATION ADJUSTMENT

CAPITAL PROJECTS/REFURBISHMENTS  
 FISCAL YEAR 2013-14

4 - VOTES

SOURCES

PFU-CAPITAL PROJECTS  
 A01-CB-2000-13749-13766  
 SERVICES & SUPPLIES  
 DECREASE APPROPRIATION

\$ 74,464,000

USES

EXTRAORDINARY MAINTENANCE  
 A01-CF-2000-12810  
 Services and Supplies \$ 25,619,000  
 INCREASE APPROPRIATION

PROJECT & FACILITY DEVELOPMENT  
 A01-CF-2000-10190  
 Services and Supplies \$ 820,000  
 INCREASE APPROPRIATION

PROJECT & FACILITY DEVELOPMENT  
 A01-CF-5500-10190  
 Other Charges \$ 10,000,000  
 INCREASE APPROPRIATION

VARIOUS CAPITAL PROJECTS  
 LAC+USC MASTER PLAN PROGRAMMING (1)  
 A01-CP-6014-65099-69724  
 Capital Assets-Building and Improvements \$ 300,000  
 INCREASE APPROPRIATION

VARIOUS CAPITAL PROJECTS  
 ALCAZAR YARD REPLACEMENT EIR (1)  
 A01-CP-6014-65099-69725  
 Capital Assets-Building and Improvements \$ 1,000,000  
 INCREASE APPROPRIATION

VARIOUS CAPITAL PROJECTS  
 AUGUSTUS HAWKINS REPLACEMENT (2)  
 A01-CP-6014-65099-69732  
 Capital Assets-Building and Improvements \$ 1,000,000  
 INCREASE APPROPRIATION

VARIOUS CAPITAL PROJECTS  
 PROBATION (CRENSHAW/EXPO)  
 REPLACEMENT PROJECT (2)  
 A01-CP-6014-65099-69726  
 Capital Assets-Building and Improvements \$ 1,000,000  
 INCREASE APPROPRIATION

VARIOUS CAPITAL PROJECTS  
 PROBATION (CRENSHAW/FAIRVIEW HTS)  
 CONSOLIDATION/REPLACEMENT (2)  
 A01-CP-6014-65099-69739  
 Capital Assets-Building and Improvements \$ 100,000  
 INCREASE APPROPRIATION

VARIOUS CAPITAL PROJECTS  
 MARTIN LUTHER KING HOSPITAL PARKING  
 STRUCTURE DEVELOPMENT (2)  
 A01-CP-6014-65099-69727  
 Capital Assets-Building and Improvements \$ 775,000  
 INCREASE APPROPRIATION

BA#083 Kaur Shukla 11/16/14



VARIOUS CAPITAL PROJECTS  
 Various 2nd District Improvements (2)  
 A01-CP-6014-65099-77044  
 Capital Assets-Building and Improvements \$ 5,517,000  
 INCREASE APPROPRIATION

VARIOUS CAPITAL PROJECTS  
 RANCHO LOS AMIGOS HOSPITAL  
 RENOVATION/REMODEL (4)  
 A01-CP-6014-65099-87213  
 Capital Assets-Building and Improvements \$ 3,000,000  
 INCREASE APPROPRIATION

VARIOUS CAPITAL PROJECTS  
 SOUTH WHITTIER LIBRARY RENOVATION (4)  
 A01-CP-6014-65099-77603  
 Capital Assets-Building and Improvements \$ 5,000,000  
 INCREASE APPROPRIATION

VARIOUS CAPITAL PROJECTS  
 LOS NIETOS LIBRARY REFURBISHMENT (4)  
 A01-CP-6014-65099-87214  
 Capital Assets-Building and Improvements \$ 5,000,000  
 INCREASE APPROPRIATION

VARIOUS CAPITAL PROJECTS  
 SANTA CLARITA SHERIFF STATION ANNEX (5)  
 A01-CP-6014-65099-69729  
 Capital Assets-Building and Improvements \$ 8,000,000  
 INCREASE APPROPRIATION

VARIOUS CAPITAL PROJECTS  
 SANTA CLARITA SHERIFF STATION  
 REPLACEMENT (5)  
 A01-CP-6014-65099-69731  
 Capital Assets-Building and Improvements \$ 5,000,000  
 INCREASE APPROPRIATION

PARKS AND RECREATION  
 A01-PK-2000-27640  
 Services and Supplies  
 INCREASE APPROPRIATION \$ 1,868,000

PROJECT & FACILITY DEVELOPMENT  
 A01-CF-6100-10190  
 Other Financing Uses \$ 465,000  
 INCREASE APPROPRIATION

FIRE DEPARTMENT  
 Fire Station 58 General Improvements (2)  
 J13-CP-96-9919-65033-89059  
 Operating Transfer-In \$ 465,000  
 INCREASE REVENUE

TOTAL \$ 74,929,000

FIRE DEPARTMENT  
 Fire Station 58 General Improvements (2)  
 J13-CP-6014-65033-89059  
 Capital Assets-Building and Improvements \$ 465,000  
 INCREASE APPROPRIATION

TOTAL \$ 74,929,000

**JUSTIFICATION:**

The proposed budget adjustments are necessary to fund the implementation of high priority deferred maintenance and capital improvement projects, as well as various feasibility studies and funding agreement.

BA#083 Kara Shikama 1/16/14